

HOUSING PRODUCTION TRUST FUND BOARD
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Meeting Minutes

Thursday, July 15, 2021

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:36 pm, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Chapman Todd

Stan Jackson

Charles Lowery

Lynn French

Also present:

Polly Donaldson - DHCD Director

Tsega Bekele – DHCD Chief of Staff

Richard Livingstone - DHCD Deputy Chief of Staff and Communications Director

Erin Wilson - DHCD DFD Deputy Manager

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Joseph Knackstedt – DHCD Project Manager

Reshma Holla – DHCD DFD Deputy Manager

Bridgette Ashton – DHCD Project Manager

Cindy Onyekwere – DHCD Project Manager

Guyton Harvey – DHCD Project Manager

MINUTES

Minutes from the June meeting were not available for review by the board. Minutes from this meeting and the March, April, and June meetings will be voted on together in September.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson reported the agency is reopened fully as of July 12th, including the Housing Resource Center (HRC), with masks.

Director Donaldson provided an update on the implementation of the Stronger Together by Assisting You (STAY DC) program including expanded outreach and setting up the HRC for intake. She reported the program has helped 5,300 people with \$39 million in assistance (which doesn't include our spending on Rapid Rehousing or utilities); reminding the board we have to spend \$130 million by the end of September to avoid losing funds but all indications are we're on track.

Director Donaldson shared there's been no adjustments yet to the budget, just some new investments we helped find money for like Tenant Opportunity to Purchase Act (TOPA) counseling. She shared she's aware of concerns with the Budget Support Act as it relates to the DC Low Income Housing Tax Credit (LIHTC) but noted we are working to maximize federal resources with the credit.

HOUSING PRODUCTION

Erin Wilson

TRUST FUND UPDATE

Deputy Manager, DFD

Erin reported no new closings since the last meeting, but several projects will be sent to Council soon in order to close before the end of the fiscal year. She publicly thanked the team and the many divisions at DHCD for helping get these projects to closing.

She reported that in June the agency finalized revisions to the Oramenta Newsome Predevelopment Loan fund and relaunched on July 7th. The team was now working on the draft Qualified Allocation Plan (QAP) which she shared was out for public comment, expecting both it and the next Request for Proposal to be finalized by the end of September.

The Division expects to close on an estimated \$118 million by the end of the fiscal year, doing well with hitting the 50% Median Family Income (MFI) bucket and little better at the under 30% MFI bucket.

The board discussed what it might take budgetarily to get to the 12,000 affordable goal and whether the administration has a back of the envelope figure. Director Donaldson reported that of course the new investments help us reach our goal and that we have modeled what we need, and it is accommodated in future estimates of the financial plan.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo ran through Budget Support Act elements related to HPTF for his report.

ADJOURNMENT

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Stan Jackson. The motion carried unanimously and was conducted by roll call vote. The meeting was adjourned at 1:20 pm. The next HPTF board meeting will be held September 16th at 12:30 pm.